

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: November 16, 2023

Property Address: Springbrook Circle

Application #: LU-23-157

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets Does Not Meet	The applicant is proposing to increase the impervious surface within the buffer. The existing surface is mowed lawn which connects to existing sidewalks. This area is already manicured and disturbed.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets Does Not Meet	The applicant is proposing a sidewalk to remove the impediment of residents walking from the overflow parking lot to their homes via the street. While there are alternative locations for the sidewalk, the applicant has selected the shortest route for the proposed sidewalk.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.	Meets Does Not Meet	Any increase in impervious surface within the buffer will have an adverse impact on wetland health. The applicant is proposing to install more plantings near the building. The applicant should only plant native buffer plantings. In addition to plants by the building, they should also consider increasing the native buffer plantings along the edge of the pond.
4	4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.	Meets Does Not Meet	The natural vegetative state will not be altered aside from the change of mowed grass to concrete sidewalk.
5	5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.	Meets Does Not Meet	The applicant is proposing the location of the new sidewalk be a balance between staying far from the pond but not so close to the building that it could encroach upon residents' privacy. In doing so, they have proposed a location that appears to stay outside of the 25' buffer. Additional native buffer plantings and downcast lighting will help to minimize the impacts to the pond environment.
6	6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.	Meets Does Not Meet	The proposed sidewalk appears to be located out of the 25' buffer. The applicant has agreed to a restoration plan to enhance the buffer.
7	<u>Other Board Findings:</u>		

SPRINGBROOK CONDOMINIUM ASSOCIATION
2000 Springbrook Circle
Portsmouth, NH 03801
603.610.0165
www.springbrookcondos.com

October 25, 2023

Rick Chellman, Chair
Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: 0 Springbrook Circle, LU-23-157

Dear Rick Chellman,

I wish to explain the background for the proposed new walkway as presented to the Conservation Commission. Springbrook Condominiums is situated on 84.6 acres, less than half of which is developed. Behind the pond there are 32.7 acres of designated conservation area which includes a portion of Berry's Brook watershed. The back of our property abuts property on Wallis Road in Rye. There are approximately 3300 feet of pond bank, much of which provide a natural habitat for wildlife.

The purpose for this walkway is to alleviate a parking issue with lot #6 that is located between buildings 5 and 6. Being one of the smaller lots when designed in the 1980's, there are 20 units (building 5 and 6) that utilize this lot representing 40 cars (2 per unit). This parking lot can only accommodate about 70% of the demand. There is no way to expand this lot as it also abuts the pond and is in the Inland Wetlands Buffer as well.

The Board of Directors has proposed this current plan that is less evasive to the Inland Wetland Buffer. The area that will be impacted is 870 square feet – a 5' wide walkway that is 174' long. The walkway begins at the rear of parking lot 5 (designated an overflow lot) and runs along the side of the building and curves to the left and connects with the existing walkway. This will allow units 513 to 516 (8 possible cars), as well as others, access to available parking in lot #5 and lessen the impact of lot #6.

After receiving the approval from the Conservation Commission, the Springbrook Board met and reviewed and discussed the eight stipulations. The following information is intended to:

- 1.) Address/clarify the proposed project stipulations listed in the October 19, 2023 City of Portsmouth, Conservation Commission letter.

- 2.) Provide additional project details not shown/specified on the most recent Sidewalk Construction Plan, Dwg. # C2, Prepared by Jones & Beach Engineers, Inc., Dated 10/19/22, Revised 10/23/2023.
- 3.) Disclose additional project details not previously discussed.

Stipulation #1

In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department. They should be installed every 50 ft. along the vegetative buffer (25' back from the edge of the pond) of the northern side of the pond.

The understanding of the Springbrook Condominium Association (SCA) is that the reference to the vegetative buffer refers to the existing vegetative buffer which is an approximate 500' long section of the pond bank that is located adjacent to Buildings 5 & 6, in between the tree line which surrounds the remainder of the pond, and as shown on the aerial photograph submitted as supporting documentation to this application. Additionally, the width of the existing vegetative buffer (which has existed since the properties development in the mid 1980's) varies across its length.

SCA intends to install approximately 11 wetland boundary markers during construction. The placement of the markers will be along the edge of the existing vegetative buffer and spaced 50' apart from one other down the length of the existing vegetative buffer. SCA's understanding is that these proposed locations for the markers will be considered acceptable.

Stipulation #2

Applicant shall install signage indicating no salt is to be used on sidewalks within the wetland buffer.

SCA's understanding was that the placement of "No Salt" signage pertained only to the proposed new walkway and not apply to all other existing walkways within the wetland buffer. SCA has concerns with discontinuing longstanding ice and snow treatment practices in these existing areas and are happy to discuss in detail.

SCA intends to install signage indicating no salt is to be used on the new walkway.

Stipulation #3

The proposed sidewalk shall be moved from where it is proposed to connect on the eastern end, to instead connect approximately 8 ft. closer to Building #5 to reduce sidewalk length and proximity to the pond.

The revised Sidewalk Construction Plan, Dwg. # C2, Prepared by Jones & Beach Engineers, Inc., Dated 10/19/22, Revised 10/23/2023, has incorporated this change.

Stipulation #4

The sidewalk shall be, at a maximum, 5 ft. wide.

To ensure compliance with existing requirements, the revised Sidewalk Construction Plan, Dwg. # C2, Prepared by Jones & Beach Engineers, Inc., Dated 10/19/22, Revised 10/23/2023, identifies the walkway width as being 5'.

Stipulation #5

The proposed silt fence shall be extended to encompass the entire length of the sidewalk project.

The revised Sidewalk Construction Plan, Dwg. # C2, Prepared by Jones & Beach Engineers, Inc., Dated 10/19/22, Revised 10/23/2023, has incorporated this change.

Stipulation #6

Downcast bollard lighting shall be installed along the path.

After being advised of this stipulation, SCA received a preliminary cost estimate to install the stipulated lighting type and it was considered very costly. SCA would like to propose an alternate lighting plan that would be less costly but achieved a similar desired outcome.

SCA intends to present an alternate lighting plan for consideration.

Stipulation #7

A restoration plan will be submitted for restoration of the vegetation within the buffer surrounding the pond within one year to the Conservation Commission.

The understanding of the Springbrook Condominium Association (SCA) is that the scope of the restoration plan will be limited to the boundaries of the existing vegetative buffer which is an approximate 500' long section of the pond bank that is located adjacent to Buildings 5 & 6, in between the tree line which surrounds the remainder of the pond, and as shown on the aerial photograph submitted as supporting documentation to this application. The width of the existing vegetative buffer (which has existed since the property's development in the mid 1980's) varies across its length. The remainder of the pond bank will not be included in the restoration plan as there is currently no identified need to do so.

SCA intends to continue working with City of Portsmouth staff in the Planning & Sustainability Department (as well as a landscaper in the near future) to develop a restoration plan for the restoration of vegetation within the existing vegetative buffer, and subsequently submit.

Stipulation #8

It is recommended that all future winter landscaping contracts include Green SnowPro certification as a requirement. See NHDES webpage for more details:

<https://www.des.nh.gov/land/roads/road-salt-reduction/green-snowpro-certification>

Snow removal services for SCA are put out to bid annually. The snow removal contract for the upcoming winter season has been awarded to a contractor with Green SnowPro certification.

Other Design Details/Changes

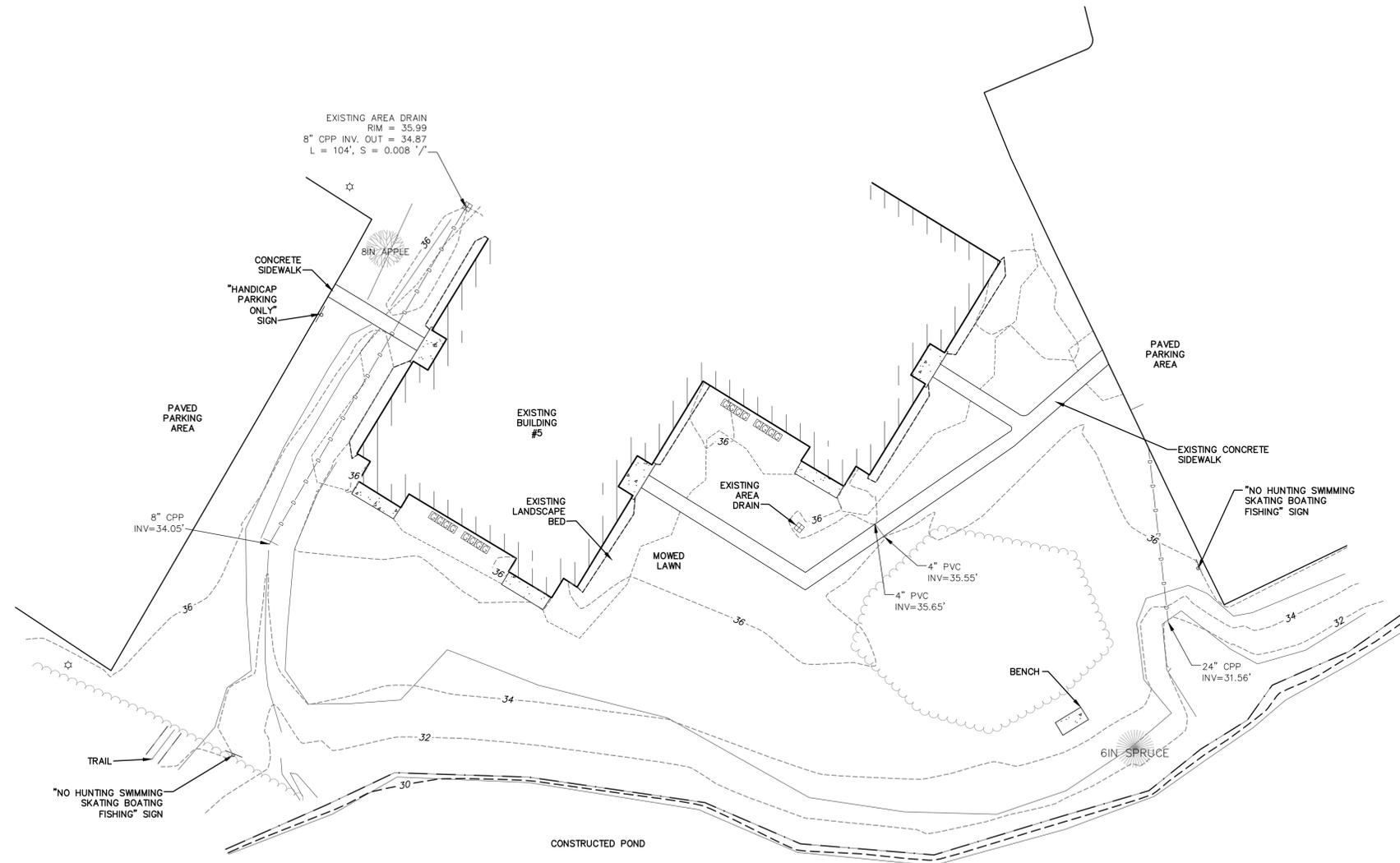
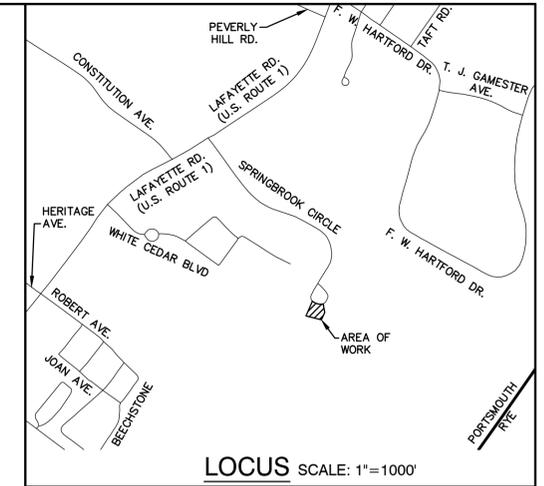
Two (2) 4" Sch. 80 PVC culverts were added to the proposed walkway design and are shown on the revised Sidewalk Construction Plan, Dwg. # C2, Prepared by Jones & Beach Engineers, Inc., Dated 10/19/22, Revised 10/23/2023. SCA does not believe the addition of these two (2) culverts will create an adverse impact beyond existing conditions.

I hope the information provided is helpful and supportive of our request to consider other options for approval and completion of our project.

Respectfully submitted,

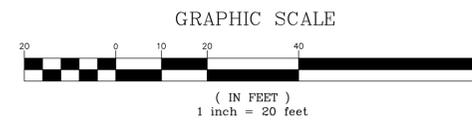


David S. Wajda
President



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR SOME OF THE AREA AROUND BUILDING #5 OF SPRINGBROOK CONDOMINIUMS.
2. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
3. BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NAVD83.
4. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
5. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
6. RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. THIS PLAN IS NOT A BOUNDARY SURVEY.
8. NO WETLAND DELINEATION WAS PERFORMED AS A PART OF THIS SURVEY.
9. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 82,000.



PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 272, LOT 6

Design: DJM	Draft: DJM	Date: 10/19/22
Checked: BAJ	Scale: AS SHOWN	Project No.: 11046
Drawing Name: 11046-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	10/23/23	REVISED PER CLIENT	DJM
1	2/27/23	REVISED PER CLIENT	DJM
0	10/19/22	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. *Civil Engineering Services* 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	SIDEWALK CONSTRUCTION PLAN SPRINGBROOK CIRCLE, PORTSMOUTH, NH
Owner of Record:	SPRINGBROOK CONDOMINIUM ASSOCIATION 2000 SPRINGBROOK CIRCLE, PORTSMOUTH, NH 03801

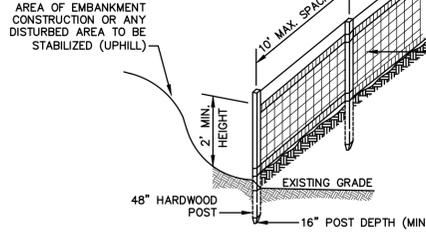
DRAWING No.	C1
SHEET 1 OF 2	JBE PROJECT NO. 11046

GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NH STATE PLANE.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- LOAM AND SEED ALL DISTURBED AREAS.

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO CONSTRUCT A CONCRETE SIDEWALK ON THE SUBJECT PARCEL.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.

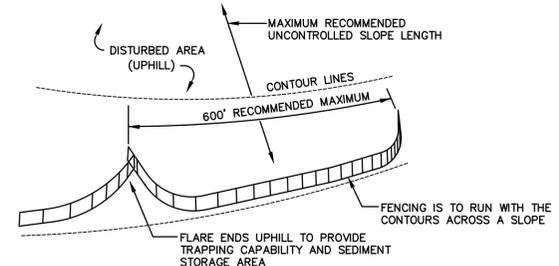


CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

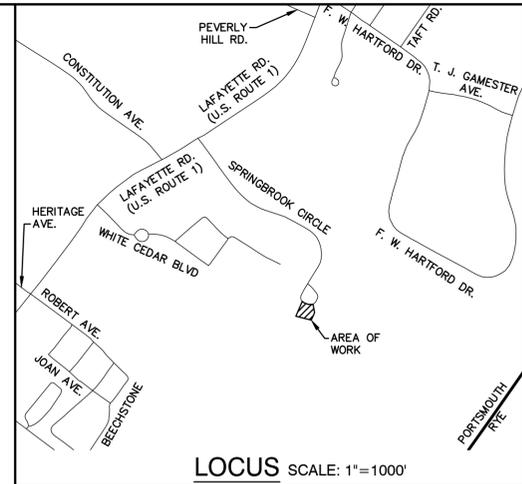
NOT TO SCALE



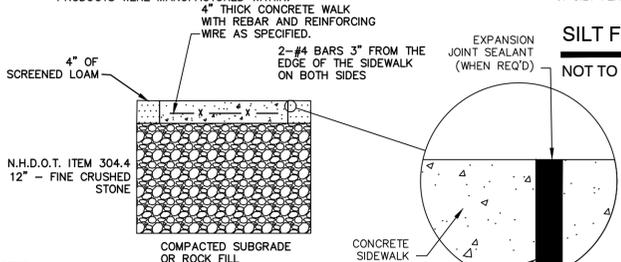
- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



LOCUS SCALE: 1"=1000'

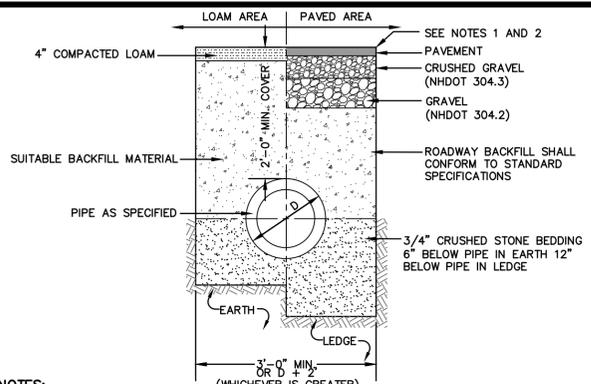
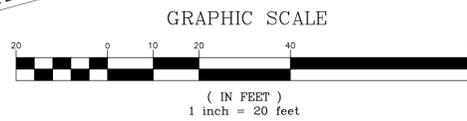
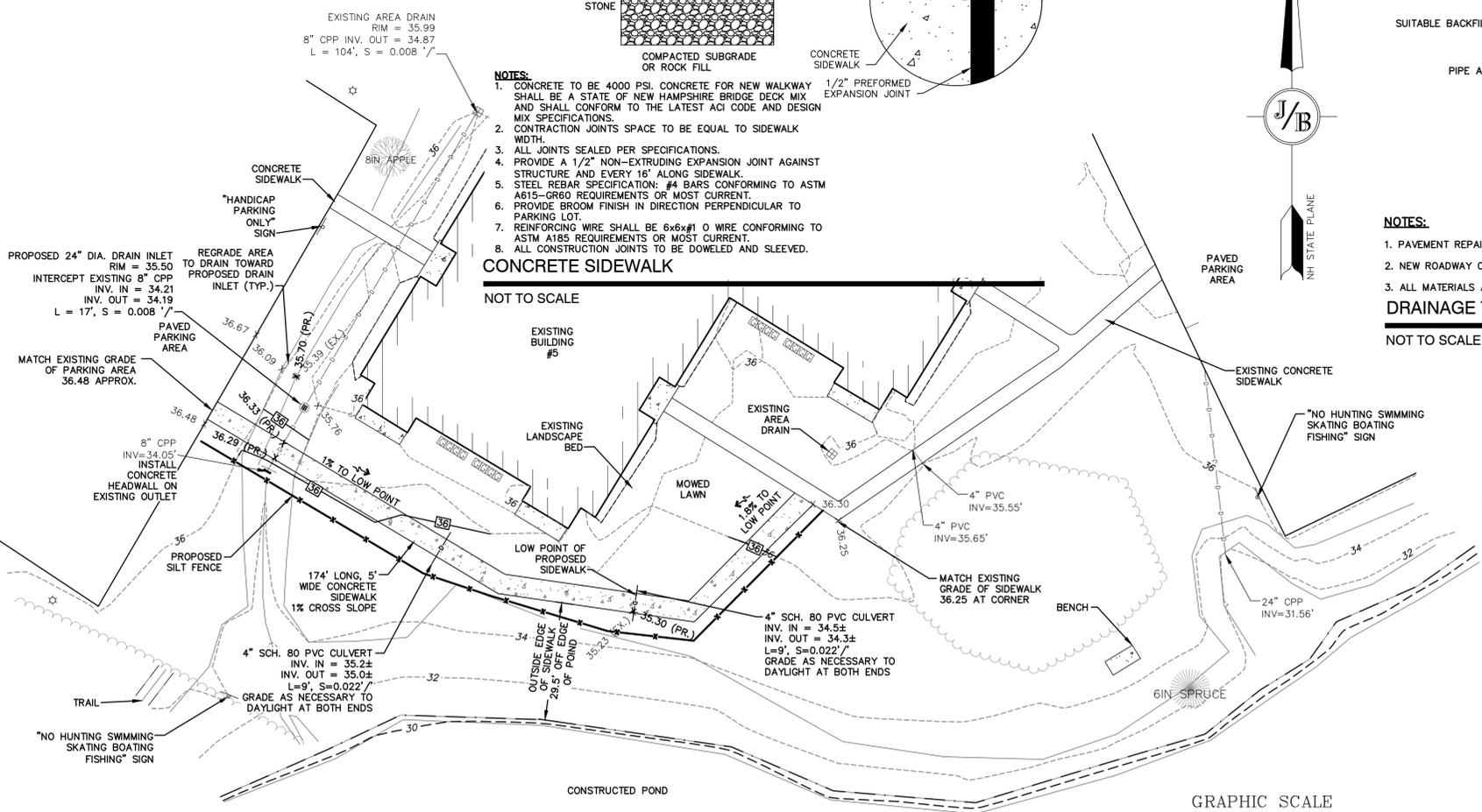


NOTES:

- CONCRETE TO BE 4000 PSI. CONCRETE FOR NEW WALKWAY 1/2" PREFORMED SHALL BE A STATE OF NEW HAMPSHIRE BRIDGE DECK MIX AND SHALL CONFORM TO THE LATEST ACI CODE AND DESIGN MIX SPECIFICATIONS.
- CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
- ALL JOINTS SEALED PER SPECIFICATIONS.
- PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.
- STEEL REBAR SPECIFICATION: #4 BARS CONFORMING TO ASTM A615-GR60 REQUIREMENTS OR MOST CURRENT.
- PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO PARKING LOT.
- REINFORCING WIRE SHALL BE 6x6x#10 WIRE CONFORMING TO ASTM A185 REQUIREMENTS OR MOST CURRENT.
- ALL CONSTRUCTION JOINTS TO BE DOWELED AND SLEEVED.

CONCRETE SIDEWALK

NOT TO SCALE

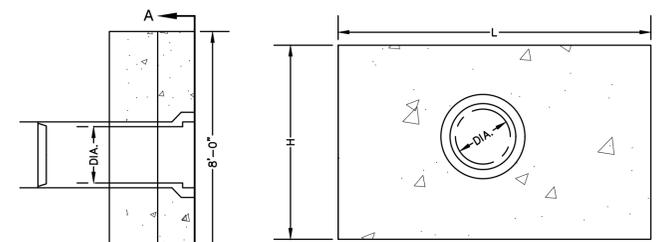


NOTES:

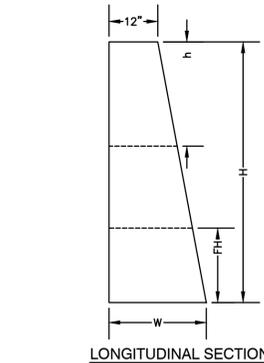
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
- NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
- ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

NOT TO SCALE



SECTION A-A



NOTES:

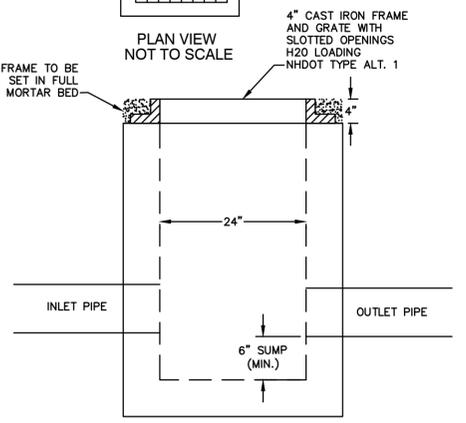
- ALL DIMENSIONS GIVEN IN FEET & INCHES.
- PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS. CEMENT TO BE TYPE III PER ASTM C-150. REINFORCING TO MEET OR EXCEED ASTM A-615 GRADE 60 DEFORMED BARS.
- 1" THREADED INSERTS PROVIDED FOR FINAL ATTACHMENT IN FIELD BY OTHERS.

PRECAST CONCRETE HEADWALL

NOT TO SCALE

DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM WIDTH
D	L	H	FH	h	W
8"	2'-0"	1'-6"	0'-6"	0'-3"	0'-6"
12"	4'-2"	3'-9"	1'-6"	1'-3"	1'-11"
15"	5'-11"	4'-2"	1'-6"	1'-5"	2'-0"
18"	6'-11"	4'-5"	1'-6"	1'-5"	2'-1"
24"	8'-10"	4'-11"	1'-6"	1'-5"	2'-3"

* = PER MANUFACTURER



SQUARE DRAIN INLET

NOT TO SCALE

Design: DJM	Draft: DJM	Date: 10/19/22
Checked: BAJ	Scale: AS SHOWN	Project No.: 11046
Drawing Name: 11046-PLAN.dwg		
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0	10/19/22	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SIDEWALK CONSTRUCTION PLAN
Project:	SIDEWALK CONSTRUCTION PLAN SPRINGBROOK CIRCLE, PORTSMOUTH, NH
Owner of Record:	SPRINGBROOK CONDOMINIUM ASSOCIATION 2000 SPRINGBROOK CIRCLE, PORTSMOUTH, NH 03801

DRAWING No.

C2

SHEET 2 OF 2
JBE PROJECT NO. 11046